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**Notice under Securitization and Reconstruction of Financial Assets and
Enforcement of Security Interest Act, 2002 along with Rule 8(6) read with Rule 9(1)
of Security Interest (Enforcement) Rules, 2002**

Ref. No. AFL/CO/2026-27/Legal/Aug/861

Date:10.08.2026

To,

1. Biotech Foundation (Borrower) CB-162, CB Block, Salt Lake, Sector-1, Bidhannagar, North 24 Parganas, Kolkata, West Bengal-700064 Email ID: sudipa.ige@gmail.com Mob. No.: 9831095960	2. Sudipa Chakravarty (Co-Borrower I) CB-162, CB Block, Salt Lake, Sector-1, Bidhannagar, North 24 Parganas, Kolkata, West Bengal-700064 Email ID: sudipa.ige@gmail.com Mob. No.: 9831095960
3. Rekha Basu (Co-Borrower II) CB-162, CB Block, Salt Lake, Sector-1, Bidhannagar, North 24 Parganas, Kolkata, West Bengal-700064 Email ID: sudipa.ige@gmail.com Mob. No.: 7044069323	4. Amit Chakraborty (Co-Borrower III) CB-162, CB Block, Salt Lake, Sector-1, Bidhannagar, North 24 Parganas, Kolkata, West Bengal-700064 Email ID: sudipa.ige@gmail.com Mob. No.: 9903850960
5. Nilanjan Basu (Co-Borrower IV) CB-162, CB Block, Salt Lake, Sector-1, Bidhannagar, North 24 Parganas, Kolkata, West Bengal-700064 Email ID: sudipa.ige@gmail.com Mob. No.: 983111775	6. Narayan Basu (Co-Borrower V) CB-162, CB Block, Salt Lake, Sector-1, Bidhannagar, North 24 Parganas, Kolkata, West Bengal-700064 Email ID: sudipa.ige@gmail.com Mob. No.: 9830426016
7. Institute of Genetic Engineering (Co-Borrower VI / Mortgagor) The President of Genetic Engineering College, Badu Thakur Hat Road, North 24 Parganas, Kolkata, West Bengal-700128 Email ID: sudipa.ige@gmail.com Mob. No.: 9831095960	

Regd. Office

Axis Finance Limited, 'Axis House', Ground Floor,
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Tel : 022-2425 2525 | Fax : 022-4325 3000
Email : info@axisfinance.in | Website : www.axisfinance.in
CIN : U65921MH1995PLC212675



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SUB: Notice for sale under Rule 8(6) read with Rule 9(1) of Security Interest (Enforcement) Rules, 2002

REF: Loan Account Nos. 0456MMA00006125 in the name of Biotech Foundation

Sir / Madam,

1. That you the abovenamed addressees had availed financial assistance of Rs. 55,00,000/- (Rupees Fifty Five Lakhs Only) from Axis Finance Limited (**'AFL / Secured Creditor'**) vide Loan Agreement dated 26.07.2022 read with the transaction documents executed in relation thereto, repayment whereof was secured, inter alia, by way of mortgage of the immovable property being "All the piece and parcel of property measuring about 2 Cottahs 8 Chittacks and 6 sq. ft. (as per Deed No. I 00718 for the year of 2005) and 5 cottahs 13 chittacks and 4 sq. ft. (as per Deed No. I 00719 for the year 2005) in total 5848 sq. ft., more or less, lying and situated at holding no. 9, Thakur Hat Road, Plot no. B2 & B3, under Barasat Municipality, P.S. Barasat, District-North 24 Parganas, J.L. No.70, R.S. Dag No.128, RS Khaitan No.17, Touzi No. 146, R.S. No. 104, under mouza Amradanga, Kolkata-700128 and boundaries of the House/Plot:

On the East: Dag No.129

On the West: Road

On the North: Dag No.129

ON the South: Dag No. 146

(hereinafter referred to as the **"Secured Asset"**).

2. That after availing the aforesaid loans you the abovenamed addressees committed defaults in repayments and in view of the continuous defaults and under the relevant applicable guidelines / circulars for asset classification issued by Reserve Bank of India (RBI), your loan account(s) was classified as Non-Performing Asset (**"NPA"**) w.e.f. 06.05.2025.
3. That thereafter, a demand notice dated 26.05.2025 U/S 13(2) of the Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI Act) was duly served on you the addressees but you failed to make the payment of demanded amount i.e. Rs. 47,83,112/- (Rupees Forty Seven Lakhs Eighty Three Thousand One Hundred Twelve Only) (exclusive of TDS Calculation and Pre-Payment Charges, as applicable) due as on 05.05.2025 within 60 days of the said notice, and as such the secured creditor has taken **physical possession** of the immovable property being "All the piece and parcel of property measuring about 2 Cottahs 8 Chittacks and 6 sq. ft. (as per Deed No. I 00718 for the year of 2005) and 5 cottahs 13 chittacks and 4 sq. ft. (as per Deed No. I 00719 for the year 2005) in total 5848 sq. ft., more or less, lying and situated at holding no. 9, Thakur Hat Road, Plot no. B2 & B3, under Barasat Municipality, P.S. Barasat, District-North 24 Parganas, J.L. No.70, R.S. Dag No.128, RS Khaitan No.17, Touzi No. 146, R.S. No. 104, under mouza Amradanga, Kolkata-700128 and boundaries of the House/Plot:

On the East: Dag No.129

On the West: Road

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On the North: Dag No.129
ON the South: Dag No. 146

on 28.07.2026 in compliance of the provisions of the SARFAESI Act, 2002 and rules framed thereunder. The possession notice in Appendix IV form was published in two leading newspapers i.e one in English and other one in vernacular language, on 30.07.2026, within seven days from the date of taking possession, in compliance of Rule 8(2) of the said Rules.

4. That thereafter, the Authorized Officer has obtained valuation of the Secured Asset from an approved valuer and in consultation with the secured creditor, has fixed the reserve price of the Secured Asset at **Rs. 78,41,538/- (Rupees Seventy Eight Lakhs Forty One Thousand Five Hundred Thirty Eight Only)** in the following manner:

Details of Secured Assets	Reserve Price	Earnest Money Deposit Amount
“All the piece and parcel of property measuring about 2 Cottahs 8 Chittacks and 6 sq. ft. (as per Deed No. I 00718 for the year of 2005) and 5 cottahs 13 chittacks and 4 sq. ft. (as per Deed No. I 00719 for the year 2005) in total 5848 sq. ft., more or less, lying and situated at holding no. 9, Thakur Hat Road, Plot no. B2 & B3, under Barasat Municipality, P.S. Barasat, District-North 24 Parganas, J.L. No.70, R.S. Dag No.128, RS Khaitan No.17, Touzi No. 146, R.S. No. 104, under mouza Amradanga, Kolkata-700128 and boundaries of the House/Plot: On the East: Dag No.129 On the West: Road On the North: Dag No.129 ON the South: Dag No. 146”	Rs. 78,41,538/- (Rupees Seventy Eight Lakhs Forty One Thousand Five Hundred Thirty Eight Only)	Rs.7,84,153/- (Rupees Seven Lakhs Eighty Four Thousand One Hundred Fifty Three Only)
Total	Rs. 78,41,538/- (Rupees Seventy Eight Lakhs Forty One Thousand Five Hundred Thirty Eight Only)	Rs.7,84,153/- (Rupees Seven Lakhs Eighty Four Thousand One Hundred Fifty Three Only)

5. That accordingly, the secured creditor has decided that the Secured Asset may be put to sale under Rule 8(5)(c) of the said Rules, by holding a **public auction**

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through E-auction mode on 28.08.2026 at a reserve price of Rs. 78,41,538/- (Rupees Seventy Eight Lakhs Forty One Thousand Five Hundred Thirty Eight Only).

6. That the date for inspection of the said property is fixed on 20.08.2026 between 25.08.2026. The Earnest Money Deposit of Rs.7,82,460/- (Rupees Seven Lakh Eighty Two Thousand Four Hundred and Sixty Only) shall be remitted by RTGS / NEFT to Account No. 919020036409265, IFSC UTIB0002273, or by Demand Draft / Pay Order drawn in favour of **"Axis Finance Limited"** payable at Mumbai, and the duly completed bid documents together with KYC shall be submitted on the e-auction portal on or before 27.08.2026 at 11 am.
7. That this sale notice of 15 days, at pre-sale stage, is being given to you the addressees in compliance of Rule 8(6) read with Rule 9(1) of Security Interest (Enforcement) Rules, 2002 and you are hereby informed and notified that the aforesaid Secured Asset shall be put to sale, by holding public auction through e-auction mode on "As is where is", "As is what is", "Whatever there is" and "Without recourse" basis after 15 clear days on 28.08.2026.
8. Please take notice that the secured assets mortgaged to Axis Finance Limited shall be sold by public e-auction through <https://sarfaesi.auctiontiger.net//EPROC/> at **11:00 am.** onwards. For further details please refer to the notice published in the newspapers and at websites: {service provider website} and www.axisfinance.com
9. That the attention of you the abovenamed addressees is also invited to provisions of sub-section (8) of Section 13 (as amended w.e.f. 01.09.2016) of SARFAESI Act, 2002 in respect of time available, to redeem the Secured Asset. In case you are desirous of exercising your rights under the said provision, **you are hereby called upon to pay a sum of Rs. 56,72,783.00 /- (Rupees Fifty Six Lakhs Seventy Two Thousand Seven Hundred Eighty Three and Zero Paise Only) due as on 10.08.2026, together with further interest thereon at the contractual rate and all costs, charges and expenses incurred by the secured creditor, on or before 27.08.2026.**
10. The detailed terms and conditions of the e-auction sale set out in Part II hereof form an integral part of this notice.

For Axis Finance Limited

AUTHORIZED OFFICER

AXIS FINANCE LIMITED

(Authorized Officer)

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